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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

## COVER LETTER

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

SUBJECT: Hillsboro Beach Alliance, Inc.  
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the Articles of Incorporation and a check for :

☐ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee &  
Certificate of  
Status

☐ \$78.75  
Filing Fee  
& Certified Copy

☒ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate

**ADDITIONAL COPY REQUIRED**

FROM: RICHARD J. MAGGIORE  
Name (Printed or typed)

1057 Hillsboro Mile-524  
Address

HILLSBORO BEACH, FL 33062  
City, State & Zip

954 326 0800  
Daytime Telephone number

**NOTE: Please provide the original and one copy of the articles.**

**HILLSBORO BEACH ALLIANCE, INC.**

**ARTICLES OF INCORPORATION**

**OF**

**HILLSBORO BEACH ALLIANCE, INC.**

**(A Corporation Not for Profit in Compliance with Chapter 617, Florida Statutes  
(Not For Profit))**

**ARTICLE I.**

**CORPORATE NAME, PRINCIPAL OFFICE AND MAILING ADDRESS.**

The name of this Corporation is HILLSBORO BEACH ALLIANCE, INC.

The principal office of this corporation is: Ocean Grande, 1063 Hillsboro Mile, #909, Hillsboro Beach, FL 33062.

The mailing address of this corporation is: Hillsboro Beach Alliance, Inc., 1063 Hillsboro Mile, #909, Hillsboro Beach, FL 33062

**ARTICLE II.**

**CORPORATE NATURE**

This is a nonprofit corporation, organized solely for general educational purposes pursuant to the Florida Corporation Not for Profit Law set forth in Section 617 of the Florida Statutes.

**ARTICLE III.  
DURATION**

The term of existence of the corporation is perpetual.

**ARTICLE IV.  
PURPOSES**

The purposes for which this corporation is formed are:

- (A) For the advancement of education about local government and public policy in our community of Hillsboro Beach.
- (B) To provide information and educate our community about issues that affect the quality of life of Hillsboro Beach multi-family Associations and to assist the community with matters and issues that the Board of Directors deem appropriate.

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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**HILLSBORO BEACH ALLIANCE, INC.**

**ARTICLE V.  
METHOD OF ELECTION OF DIRECTORS**

1. The business affairs of this corporation shall be managed by the Board of Directors. This corporation shall have (15) fifteen directors initially until the first annual meeting and thereafter the number of directors shall be determined by the By-Laws.

2. The Board of Directors shall be members of the corporation as provided in the By-Laws.

3. Members of the Board of Directors shall be elected and hold office in accordance with the By-Laws.

**ARTICLE VI.  
INITIAL DIRECTORS**

The names and addresses of the persons who are to serve as directors for the ensuing year, or until the first meeting of the corporation, are:

<b><u>NAMES:</u></b>	<b><u>ADDRESSES:</u></b>
1. Tom Blatt	1147 Hillsboro Mile, #404 Hillsboro Beach, FL 33062
2. J.R. Fishman	1202-1203 Hillsboro Mile Hillsboro Beach, FL 33062
3. Malden V. Frank	1150 Hillsboro Mile, #1010 Hillsboro Beach, FL 33062
4. Sheldon Gross	1063 Hillsboro Mile, #909 Hillsboro Beach, FL 33062
5. Carmen McGarry	1073 Hillsboro Mile, # Hillsboro Beach, FL 33062
6. Richard Maggiori	1057 Hillsboro Mile, # Hillsboro Beach, FL 33062
7. Andrew Matrisciano	1166 Hillsboro Mile, #26 Hillsboro Beach, FL 33062
8. Rick Meyers	1150 Hillsboro Mile, #807 Hillsboro Beach, FL 33062
9. Al Newman	1057 Hillsboro Mile, #721 Hillsboro Beach, FL 33062

**HILLSBORO BEACH ALLIANCE, INC.**

- |     |              |  |
|-----|--------------|--|
| 10. | James Niede  | 1041 Hillsboro Mile, #<br>Hillsboro Beach, FL 33062    |
| 11. | Sharon Polin | 1172 Hillsboro Mile, #<br>Hillsboro Beach, FL 33062    |
| 12. | Tom Puleri   | 1147 Hillsboro Mile, #504<br>Hillsboro Beach, FL 33062 |
| 13. | Rich Rubin   | 1160 Hillsboro Mile, #<br>Hillsboro Beach, FL 33062    |
| 14. | Conrad White | 1212 Hillsboro Mile, #<br>Hillsboro Beach, FL 33062    |
| 15. | Bob Zobel    | 1063 Hillsboro Mile, #409<br>Hillsboro Beach, FL 33062 |

No compensation shall be paid to the Directors for services performed by them for the corporation in any capacity, unless a resolution authorizing such remuneration is adopted by the Board of Directors before the services are rendered.

**ARTICLE VII.  
OFFICERS**

1. The officers of the corporation shall be a President, a First Vice President, a Second Vice President, a Secretary and a Treasurer, and such other officers as may be provided in the By-Laws.
2. The names of the persons who are to serve as officers of the corporation until the first meeting of the Board of Directors Are:

**OFFICE**

**NAME**

President

Sheldon Gross

First Vice President

Malden V. Frank

Second Vice President

Andrew Matrisciano

Secretary

Rick Meyers

Treasurer

Richard Maggiori

3. The officers shall be elected at the Annual Meeting as provided in the By-Laws.

**HILLSBORO BEACH ALLIANCE, INC.**

**ARTICLE VIII  
INITIAL REGISTERED AGENT AND STREET ADDRESS**

The name and Florida street address of the registered agent is:

Sheldon Gross, 1063 Hillsboro Mile, Unit #909, Hillsboro Beach, FL 33062

Having been named as registered agent and to accept service of process for the above-named corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent

  
Registered Agent

**ARTICLE IX  
INCORPORATORS/SUBSCRIBERS**

The names and addresses of the incorporators/subscribers are:

	<u>NAMES:</u>	<u>RESIDENCES:</u>	<u>ADDRESSES:</u>
1.	Tom Blatt	Opal Towers East	1147 Hillsboro Mile, #404 Hillsboro Beach, FL 33062
2.	J.R. Fishman	Shoreland	1202-1203 Hillsboro Mile Hillsboro Beach, FL33062
3.	Malden Frank	Opal Towers West	1150 Hillsboro Mile, #1010 Hillsboro Beach, FL 33062
4.	Sheldon Gross	Ocean Grande	1063 Hillsboro Mile, #909 Hillsboro Beach, FL 33062
5.	Carmen McGarry	Kingsley Arms	1073 Hillsboro Mile, # Hillsboro Beach, FL 33062
6.	Richard Maggiori	Diamond Head	1057 Hillsboro Mile, # Hillsboro Beach, FI 33062
7.	Andrew Matrisciano	Peaces of Eight	1166 Hillsboro Mile, #26 Hillsboro Beach, FL 33062

**HILLSBORO BEACH ALLIANCE, INC.**

8.	Rick Meyers	Opal Towers West	1150 Hillsboro Mile, #807 Hillsboro Beach, FL 33062
9.	Al Newman	Diamond Head	1057 Hillsboro Mile, #721 Hillsboro Beach, FL 33062
10.	Sharon Polin	Hillsboro Square	1172 Hillsboro Mile, # Hillsboro Beach, FL 33062
11.	Tom Puleri	Opal Towers East	1147 Hillsboro Mile, #504 Hillsboro Beach, FL 33062
12.	Rich Rubin	Hillsboro Island House	1160 Hillsboro Mile, # Hillsboro Beach, FL 33062
13.	Conrad White	Palm Hill Villas	1212 Hillsboro Mile, # Hillsboro Beach, FL 33062
14.	Bob Zobel	Ocean Grande	1063 Hillsboro Mile, #409 Hillsboro Beach, FL 33062

**ARTICLE X.  
QUALIFICATION OF MEMBERS**

The membership in this corporation shall be comprised of Multi-family Associations in the Town of Hillsboro Beach, Broward County, Florida, whose residents have ownership status.

These may include: Condominium Associations, Cooperative Associates, Homeowner's Associations and Clubs that own and operate multi-family resident buildings.

Members hereinafter names as subscribers and such other members that from time to time hereafter may join in the manner provided in the By-Laws will constitute the HBA Membership.

**ARTICLE XI.  
POWERS**

In order to promote the purposes of this corporation, it may acquire property by grant, gift, purchase, devise or bequest, and hold and dispose of such property as the corporation shall require for the benefit of its members and not for pecuniary profit.

**HILLSBORO BEACH ALLIANCE, INC.**

**ARTICLE XII.  
BY-LAWS**

1. The Board of Directors of this corporation may provide such By-Laws for this corporation in order to maintain, carry out and foster its purpose.
2. Upon proper notice the By-Laws may be amended, altered or rescinded as provided in Article X. of this document.

**ARTICLE XIII.  
AMENDMENTS OF BY-LAWS**

Subject to the limitations contained in the By-Laws, and any limitations set forth in the Corporations not for Profit Law of the State of Florida, concerning corporate action that must be authorized or approved by the members of the corporation, By-Laws of this corporation may be made, altered, rescinded, added to, or new By-Laws may be adopted, either by a resolution of the Board of Directors, or by following the procedure set forth therefore in the By-Laws.

**ARTICLE X.  
AMENDMENT OF ARTICLES**

Amendments to these Articles of Incorporation may be proposed by a resolution adopted by the Board of Directors and presented to a quorum of members for their vote in the manner set forth in the By-Laws of this corporation.



HILLSBORO BEACH ALLIANCE, INC.

We the undersigned, being the Subscribers and Incorporators of this corporation, for the purpose of forming this nonprofit corporation under the laws of the State of Florida, have executed these Articles of Incorporation, this 15<sup>th</sup> day of June, 2006, to August 14, 2006

Thomas Tulari  
Signature/Incorporator/Subscriber

Date 6/15/06

Robert J. [Signature]  
Signature/Incorporator/Subscriber

Date 6/16/06

[Signature]  
Signature/Incorporator/Subscriber

Date 6/19/06

Robert J. Maggiore  
Signature/Incorporator/Subscriber

Date

Thomas J. [Signature]  
Signature/Incorporator/Subscriber

Date 6/20/06

Kevin [Signature]  
Signature/Incorporator/Subscriber

Date 6/20/06

Carmen McGarry  
Signature/Incorporator/Subscriber

Date 7/11/06

[Signature]  
Signature/Incorporator/Subscriber

Date 7/11/06

[Signature]  
Signature/Incorporator/Subscriber

Date 7-11-06

Kirk Meyers  
Signature/Incorporator/Subscriber

Date 7-11-06

Ellen M. Newman  
Signature/Incorporator/Subscriber

Date 7-11-06

Shawn Holi  
Signature/Incorporator/Subscriber

Date 7/11/06

Comrad White  
Signature/Incorporator/Subscriber

Date 8/10/06


[Signature]  
Signature/Incorporator/Subscriber

Date 8-10-06

HILLSBORO BEACH ALLIANCE, INC.

STATE OF FLORIDA       )  
  ) SS.  
COUNTY OF BROWARD    )

Before me, a Notary Public, duly authorized in the State and County named above to take acknowledgments, personally appeared Tom Blatt, J.R. Fishman, Malden Frank, Sheldon Gross, Carmen McGarry, Richard Maggiori, Andrew Mastrisciano, Rick Meyers, Al Newman, Sharon Polin, Tom Puleri, Rick Rubin, Conrad White, Bob Zobel, as Incorporator(s)/Subscriber(s), and Sheldon Gross as Registered Agent, who are personally known to me or have produced his/her FL Driver's License as identification.

NOTARY PUBLIC-STATE OF FLORIDA  
 Bryan McLean  
Commission # DD483867  
Expires: OCT. 19, 2009  
Bonded Thru Atlantic Bonding Co., Inc.

  
Notary Public, State of Florida

My Commission expires: 10/19/09

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